

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

4/63 STATION STREET SUNBURY VIC 3429

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$420,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Sunbury

Period-from

01 Jul 2022

to

30 Jun 2023

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

|  |           |           |
|--|-----------|-----------|
| 2/49 BROOK STREET SUNBURY VIC 3429     | \$450,000 | 27-Feb-23 |
| 8/40-42 HORNE STREET SUNBURY VIC 3429  | \$440,000 | 17-Mar-23 |
| 14/17A CORNISH STREET SUNBURY VIC 3429 | \$440,000 | 11-Apr-23 |

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 31 July 2023



**2/49 BROOK STREET SUNBURY  
VIC 3429**

3 1 2

Sold Price

**\$450,000**

Sold Date

**27-Feb-23**

Distance

**0.25km**



**8/40-42 HORNE STREET SUNBURY  
VIC 3429**

2 1 1

Sold Price

**\$440,000**

Sold Date

**17-Mar-23**

Distance

**0.8km**



**14/17A CORNISH STREET SUNBURY  
VIC 3429**

2 1 2

Sold Price

Sold Date

**11-Apr-23**

Distance

**1.36km**

RS = Recent sale

UN = Undisclosed Sale

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